

MEETING A CHALLENGE FOR DWELLING UNITS

(AN EDITORIAL)

By GROVER C. WHYTE

Rental seeking employees of Torrance industries should rejoice in the announcement today that nearly 300 additional apartment units are to be built soon in the highly desirable residential section north of Torrance boulevard. The two-million-dollar garden-type apartment development, pictured in this issue, marks another important accomplishment in the long battle for housing in this area.

This development is the direct result of negotiations initiated and carried through by the Torrance Chamber of Commerce. Because so much community effort on the part of civic minded institutions and individuals is so often taken for granted or even ignored entirely, perhaps it is well to examine the record of housing development in Torrance during the past two years.

Back in August, 1945, the reorganized Chamber of Commerce under the leadership of President Reed H. Parkin and the cooperation of eight other able civic-minded directors and Secretary Blaine Walker, adopted as its primary objectives: Postwar employment, housing, public transportation and highways. It was agreed that housing was the most pressing problem and should be given prompt attention and action.

As on any big job, progress at first was slow and from August through December, 1945, only 33 dwelling units were built in Torrance. But the promotion and planning of additional housing was pushed ahead with vigor, and results began to be seen in 1946 when 320 dwelling units were built here. During the first six months of 1947, another 236 units were built.

Major housing developments in Torrance which are now either under construction or are soon to be built, include: KETTLER KNOLLS, at Sepulveda and Arlington, 100 homes nearly completed and plans for 95 more under way.

SEASIDE RANCHOS, on 101 highway opposite Hollywood-Riviera, now getting ready to go ahead with another section to complete a total of 600 better type homes.

CALIFORNIA-NEVADA CORPORATION, now developing Palos Verdes Riviera with 211 homes planned in its program upon which construction is well advanced.

RIVIERA HOUSING CORPORATION, has filed a tract map which has been approved by the City Planning Commission and City Council for 137 homes.

TORRANCE MANOR, at 174th and Crenshaw now getting ready to start construction of 194 homes.

WEST TORRANCE DEVELOPMENT, on the former Santa Fe land, north of Torrance blvd. between Maple and Hickory, 300 units.

To this total should be added the possibility of another 132 units in the proposed J. H. Pine development at Crenshaw and Dominguez avenue which is being held up pending settlement of a street abandonment disagreement.

Thus it will be seen that the housing development program undertaken two years ago has resulted in the construction to date, according to building department permits, of 569 dwelling units and the assurance of some 1,500 additional units in the immediate future.

In reviewing this laudable effort on behalf of the Chamber of Commerce, recognition should be given also to City Planning Commission, Manager William H. Stanger of the Municipal Water districts, City Engineer Glen Jain and other building department staff members, the City Council and real estate dealers for their cooperation in working out various knotty problems for builders.

An excellent start has been made. But the work must continue if Torrance is to meet the need of an estimated 5,000 to 10,000 new dwellings which are required to house those employees of the various Torrance industrial plants who wish to reside in our fair city.

NO TAX RATE CUT FOR CITY AS COUNCIL FIXES GENERAL LEVY AT 99 CENTS PER \$100

There will be no reduction in the city general fund tax rate, the City Council decided last night in adopting an emergency ordinance calling for a levy of 99 cents per \$100 valuation, the same as last year. The overall rate was fixed at \$1.14.

The parks, music and advertising levy was limited to its usual 10 cents, and general promotion at one cent. The public library.

BULLETIN

At a late hour last night, the City Council, acting upon the recommendation of City Clerk A. H. Bartlett, adopted resolution No. 1857 amending the City Budget as approved a few weeks ago. Taking cognizance of the increase in assessed valuation and the resultant gain in tax revenues, the Council approved the resolution to provide that from an estimated surplus of \$32,896 in the general fund \$10,000 be reserved for contingency or emergency purposes, and that \$22,896 be reserved for a cash basis fund to help meet the cash requirements prior to the receipt of taxes. From the advertising fund surplus of \$3,585, the Council approved the allocation of \$1,000 as a park contingency fund. The recommendations, the clerk said, are pursuant to authority as set forth in Article 18, Section 4, of the City Charter.

General fund, tax remains the same this year, at four cents (Continued on Page 6-A)

\$20,000 Saved On Equipment For City Schools

Assistant Superintendent of Schools E. W. Ingram, in charge of business, has saved his salary many times over in the first few months of operation of Torrance City schools in negotiating for the purchase of some \$24,132 worth of equipment for \$4,750.

He saved \$3,680 on a 2½-ton truck which in itself is saving the taxpayers many transportation charges.

Sixty-five hundred dollars was saved in desks, and \$2,400 in tables.

Other miscellaneous items such as dishes, stoves, fire extinguishers, accessories and miscellaneous equipment make up the total saving of nearly \$20,000, the Board of Education was told Tuesday night.

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Mother of Four Children Shoots Self Accidentally

Shot while removing a gun placed at the door for her family's protection, Mrs. Katherine Antonovich, 24427 Madison ave., was reported in good condition at the Harbor General hospital yesterday morning.

According to police, Mrs. Antonovich kept a loaded 22 caliber rifle in front of the door of her home as protection for her four children. Wednesday morning, shortly after getting up, she picked the rifle up by the stock and apparently caught the trigger, wounding herself in the left shoulder, police said.

Tony, age 9, quickly ran to the neighbors for help. After delivering first aid, the neighbors called the police and Mrs. Antonovich was taken to the hospital by Sullivan's ambulance.

Whereabouts of Mr. Antonovich are unknown, divorce proceedings having been scheduled in Long Beach Aug. 22.

Rev. Lessing Is Ordained At St. Mark's Church

The Rev. Robert Lessing, former city judge of Torrance was ordained in the Episcopal priesthood Friday at Downey.

The Rev. Mr. Lessing received the orders at ceremonies conducted by Rt. Rev. Robert B. Gooden, D.D., Suffragan Bishop of Los Angeles. He has been pastor of St. Mark's Episcopal church at Downey since Jan. 1.

From 1934 to 1940 he was judge at Torrance.

A native of Philadelphia, he attended Torrance High School, the University of Los Angeles and Southwestern University where he received his law degree. After practicing law and serving as judge he attended Pacific Seminary and took graduate work in theology at the University of Southern California.

Weather Record

Aug.	TEMPERATURE	
	Maximum	Minimum
14	80	57
15	78	56
16	77	59
17	77	59
18	73	59
19	72	59

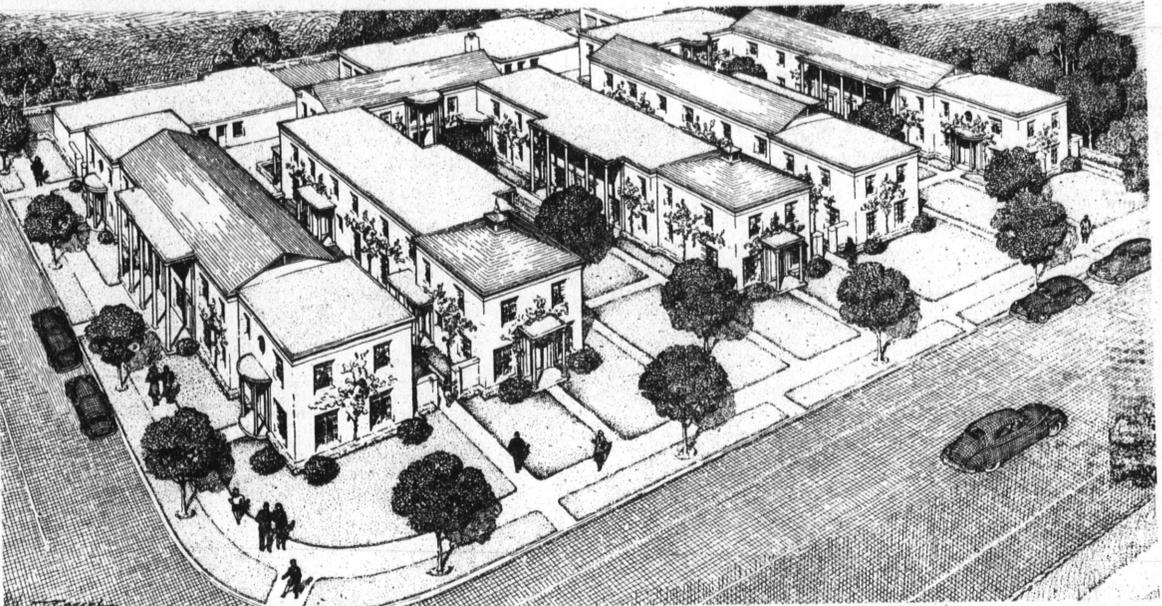
SOUTH BAY BUS LINES SEEK NEW PERMITS TO TAP TRADE AREA IN TORRANCE LIMITS

The State Public Utilities Commission disclosed this week that Sunset Stages, a bus service operating in Redondo Beach, Hawthorne, Inglewood and other Southwest Los Angeles County cities, is seeking authority to extend service to tap Torrance territory at two points in county territory and one point in Redondo Beach city territory.

Sunset Stages wants to serve the El Nido County area, a valuable trading territory of nearly 100 homes in the county strip west of Hawthorne blvd. between 182nd st. and 190th st.; Seaside Ranchos, the new home development project of some 200 residences within the boundaries of Torrance at the Redondo Beach line and 101 highway, and at Prairie ave. and Redondo Beach blvd., in county territory.

In each case the transportation service privileges requested would result in taking normal Torrance trade to other cities such as Redondo Beach, Hawthorne, Inglewood, Alondra park and other territories served by Sunset Stages.

The Torrance Chamber of Commerce Merchants' Division



300 RENTAL UNITS FOR TORRANCE . . . Pictured above is the architect's drawing of the 300-unit multiple rental project to be constructed in Torrance on land acquired from the Santa Fe Railway and the Chanlor-Canfield Midway Oil Co. at Hickory Ave. and Sonoma Ave. The buyer is Charles A. Frantz and associates, and the architect on the \$2,000,000 project is Earl D. Cassell.

JUDGE RULES IN FAVOR OF TORRANCE IN AIRPORT SUIT BROUGHT BY LOMITA GROUP

Superior Judge Henry Willis Monday sustained the demurrer of the City of Torrance in the litigation brought by Norman Gardiner, Lomita lumberman, and others, to prevent Torrance from acquiring the Army-developed flight strip on 101 highway as a municipal airport.

The judge denied an injunction to the plaintiffs and denied their motion for a writ of mandate compelling Torrance to desist from seeking the airport.

Actually, the airport was in the possession of the Federal government prior to filing of the lawsuit.

Representing Gardiner, John Stanton, manager of the California Bank branch in Lomita, E. M. Mosher, Lomita Progress publisher, and Wm. J. B. Hughes, a Torrance taxpayer, Mrs. S. G. Gramer, attorney, argued that operation of an airport by a municipality is unconstitutional under the Constitution itself, and that the City Charter gives Torrance no power to operate an airport.

She urged that an injustice had been done the Civil Air Patrol and the Lomita business men, who spent some \$5800 in a private airport operation plan under a five-year lease from the U. S. Engineers, in granting rights to the airport to the City of Torrance. The lease was cancelled, records show, just before the government gave Torrance right-of-entry to the airport, a move which preceded deeding the airport to the city. The money, it is said, was paid in "rent" to the government and the Lomita business men were to get it back out of proceeds of operation of the airport.

It developed later that they have not been and are not now members of the Civil Air Patrol, and the Third group in which they claim membership has been inactivated. Col. Bertrand Ryan, California Wing commander, in revealing this, expressed amazement at the nature of the lawsuit.

Mrs. Gramer's arguments, brought a comment from Judge Willis that perhaps she should ask for a Congressional investigation.

Otto B. Willett, Torrance city attorney, hardly had time to present his argument, indicating the weakness of the plaintiffs' action, but he persisted and entered his opposition to the case. The judge took the case under advisement, and ruled later in the day in favor of Torrance. He granted 10 days to the plaintiffs to amend their complaint.

Inactivation of the Third Group of the Civil Air Patrol followed a threat of Congressional investigation by Rep. C.

Signal Oilers To Continue Using Torrance Park

Signal Oil will continue to play its home games at the Torrance park, Manager Art Schwartz announced this week.

The 1946 State Semi-pro champs will meet Alloy Die-craft next Sunday afternoon, games starting at 2:15. The following Sunday Burke's Giants will invade the local diamond to tackle the Oilers.

Big New Building Will Be Erected On Cabrillo Ave.

Razing of the old garage building at 1510 Cabrillo ave. was completed this week preparatory to the erection of a new modern structure on the spot. Based on estimates for similar construction, it is expected that the cost will approximate \$100,000.

Long an eyesore, the old walls were vestiges of the 1941 earthquake which virtually demolished the garage and severely damaged other buildings in Torrance.

According to the owners of the property, Sol Koch and Chuck Berry, plans and specifications are now being completed for a large fire-proof, earthquake-proof building. Having a frontage of 90 feet, the new structure will be 100 to 140 feet deep depending upon the nature of the tenants, as yet undetermined.

Plans, now in the blueprint stage, call for either a large single unit building or one which may be divided into four smaller units.

Representatives of the Had-dock Co., 20800 Normandie ave., which has been assigned the engineering and architectural work, studied the site last week and now are putting the finishing touches on the plans. Construction will start in the near future, according to the owners.

\$2,000,000 PROJECT HERE WILL PROVIDE 300 RENTAL UNITS TO RELIEVE SHORTAGE

Construction of a \$2,000,000 development of nearly 300 garden type apartments of one and two bedrooms is provided for in a transaction completed between Charles A. Frantz, prominent attorney and capitalist of Sherman Oaks, the Santa Fe railway and Chanlor-Canfield Midway Oil Co.

With other interests, a company in which Frantz will play a prominent part, will develop the eastern half of the 18-acre tract bounded by Hickory ave. on the east, Maple ave. on the west, Sonoma ave. on the south and Eldorado ave. on the north. The original development calls for 175 units of one and two-bedroom apartments, while the overall plan calls for 300 units, with the total investment amounting to approximately \$2,000,000.

Agents in the big deal are Harry and E. S. Newman, of Los Angeles who represented the buyer in the acquisition of the property.

For the past two years one of the main objectives of the Torrance Chamber of Commerce, under the leadership of President Reed H. Parkin, has been to find a solution to the desperate housing situation confronting the City of Torrance, and the attraction of the developers of this tract to Torrance is largely responsible to those efforts, it was announced.

The whole program has a potential expense of some 500 units, according to Earl D. Cassell, of Los Angeles, architect on the gigantic housing program. He said that the apartments will be of from 900 to 1100 square feet in size, and of one and two-bedrooms, each with a tiled kitchen, bath and a shower.

Each apartment will have the most modern, controlled air conditioning, providing for heat in the colder months and cool-

(Continued on Page 4-A)

Construction Starts On The Medical Center Of Torrance, \$150,000 Job

Construction of the Medical Center of Torrance, a \$150,000 project, at 2055 Torrance blvd., was started this week.

Hahn-St. John, of Hawthorne, is the general contracting firm and George Marlan, architect, of Redondo Beach, drew plans for the project which will be of contemporary design.

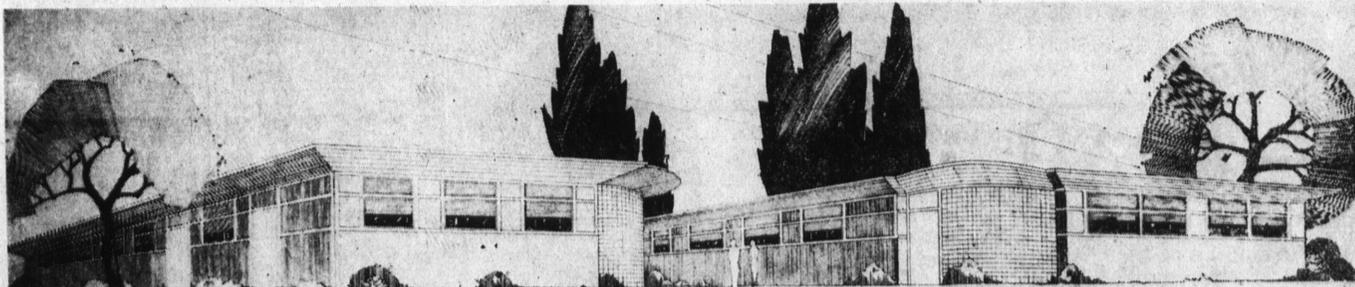
Sponsored by Dr. Clifford E. Easley and Dr. John W. Beeman, the Medical Center of Torrance will consist of two buildings immediately, and ultimately three structures. It will be staffed by five doctors in addition to other professional and non-professional personnel, when opened in about 90 days. Dr. Howard A. Wood will have offices in the center. A professional pharmacy, open to public patronage, will be one of the features of the center.

One building will be 34 by 90 feet in size. It will contain rooms for reception, business offices, consultation, examination, industrial dressing, physical therapy, X-ray, technicians, casts, laboratory, electro cardiograph, basal metabolism, communications, muscle training and necessary facilities.

The second building will be by 80 feet in size, and will contain quarters for reception, business matters, consultation, infant treatment, diathermy, and examination, and necessary facilities.

Parking space will be provided for patients and a feature of the Medical Center of Torrance will be its industrial and emergency unit.

The third structure will be of approximately 28 by 80 feet, but it will not be built until a later date, according to Dr. Easley.



THE MEDICAL CENTER OF TORRANCE . . . Above is the architect's drawing of The Medical Center of Torrance, \$150,000 project sponsored by Drs. Clifford E. Easley and John W. Beeman, and being constructed at 2055 Torrance Blvd. Dr. Howard A. Wood and other physicians and surgeons will have offices in the Center.